

ASSEMBLY OF PLANNERS SYMPOSIUM 2016

THE VILLAGE OF THE TOMORROW

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Final Submittal



American Institute of Architects
Guam & Micronesia Chapter



Inalahan Historic District Revitalization Plan



Hagåtña Master Plan

Land Use Plan
PHASE 2 - 100% Submittal

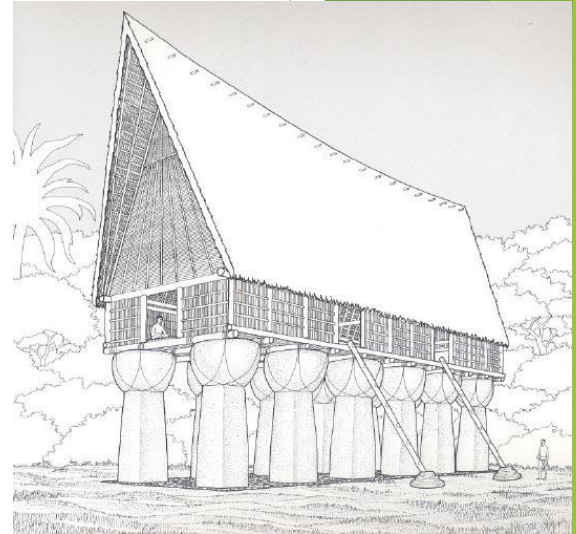
December 23, 2005

Prepared By



BACKGROUND

- ▶ Early contact settlements on Guam describe communal dwellings and outdoor spaces for cooking, ceremonies etc
- ▶ Prior to WWII there were four to five primary villages, Hagatna, Sumay, Inarajan, Umatac, Barrigada and Tumon
- ▶ Villages were dense, with, churches, plazas, shopping and trading areas, healers/suruhanus and commerce areas. Homes were closely spaced and oriented toward the streets.
- ▶ After WWII – Most villages and structures were demolished.
- ▶ Mandates from the military and Federal government were to build quick solid homes.
- ▶ The village cores were too damaged to easily reconstruct so reconstruction was undertaken away from the village centers.
- ▶ Fuel was relatively inexpensive so suburbs like Kaiser, Liguán, Hyundai etc were undertaken for private homes
- ▶ These eventually forced reliance on vehicles and starved the village based businesses.



HAGATNA MASTERPLAN From 2003~2005 HRRA hired the planning team composed of RIM Architects, JB Jones, TRMA+ Architects, Duenas Duenas Camacho and Associates and Belt Collins

- ▶ 1. Create Enjoyable Pedestrian Experiences
- ▶ 2. Encourage a variety of Residential Growth
- ▶ 3. Preserve and enhance Historical & Cultural Resources
- ▶ 4. Showcase nature and landscapes
- ▶ 5. Develop Recreational Opportunities
- ▶ 6. Protect the Natural Environment, open space and pristine land.
- ▶ 7. Develop a consistent urban village core.
- ▶ 8. Enhance circulation.
- ▶ 9. Promote Economic Growth
- ▶ 10. Provide for Social Equity.
- ▶ 11. Design for Aging within the village.

▶ **Mix Land Uses**

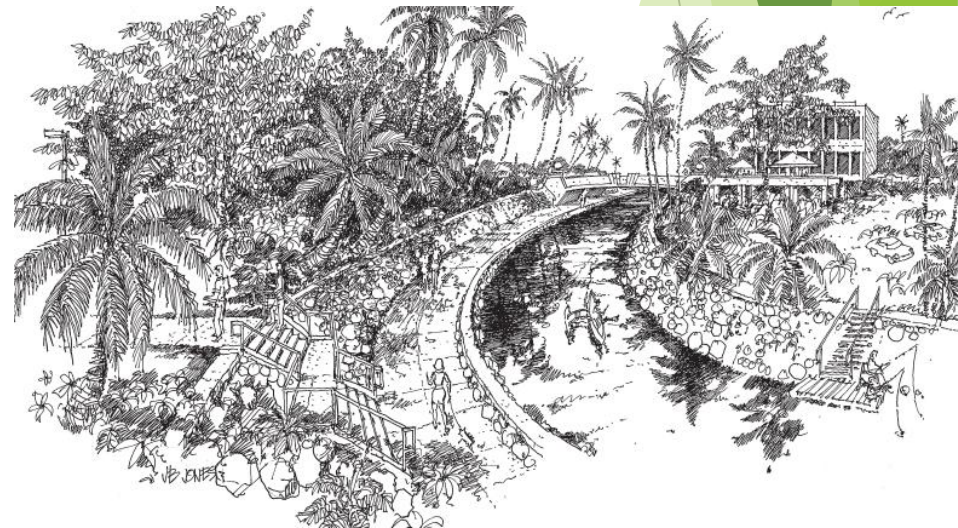
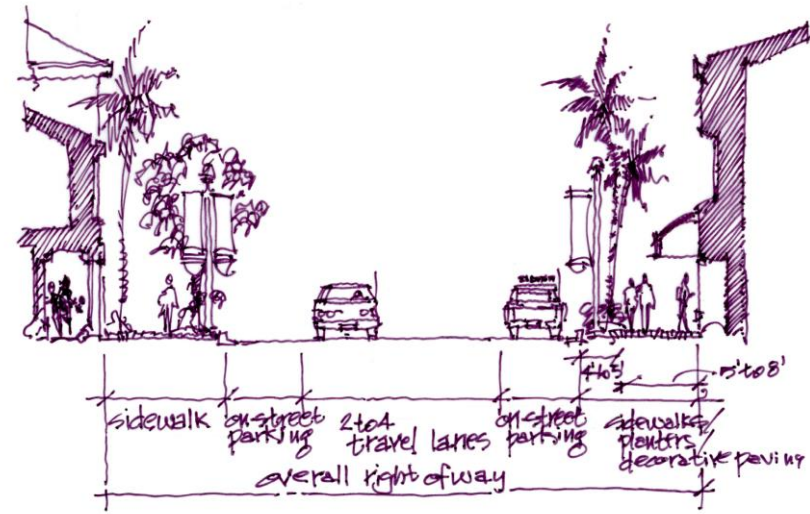
- ▶ Improve villages. Sharing commercial and recreational uses nearby, encourages walking, biking & interaction.
- ▶ Provide a population and commercial base for public transit.
- ▶ Enhances vitality and security with the activity on the street. Attract pedestrians and revitalize community life by making streets, public spaces and pedestrian-oriented retail places where people meet.
- ▶ Commercial areas amid residential areas raises property values. Businesses benefit from people & economic activity.
- ▶ Mixed use neighborhoods attract workers who are considering quality-of-life-criteria.
- ▶ Utilize zoning strategies that encourage mixed land uses.

CHARACTERISTICS OF EARLY VILLAGES

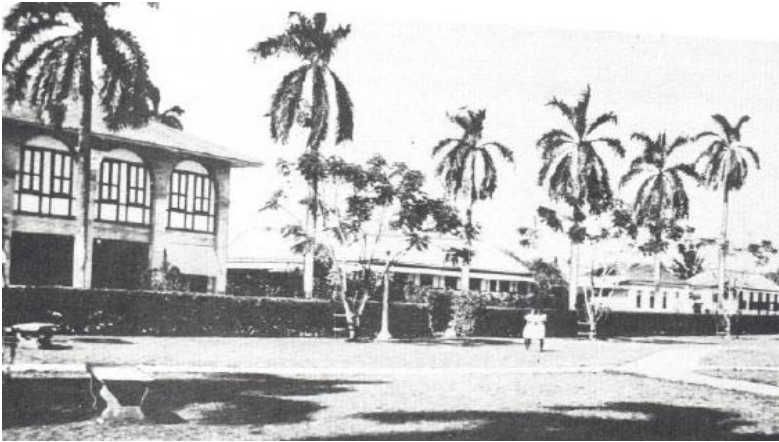
- ▶ COMMUNAL DWELLINGS & GROUPE BY AGE, GENDER, STATUS & ACTIVITY.
- ▶ MEN'S SHELTERS, CHILDCARE, COOKING & STORAGE OF FOOD, CANOE /PROA MAKING, AND THE MAKING OF TALAYA NETS
- ▶ DWELLINGS FRAME OUTDOOR COMMUNITY SPACES FOR COOKING, EATING, BURIALS, CEREMONIAL GATHERING ETC.
- ▶ INDIVIDUAL RESIDENCES FOR FAMILIES ARE RARE

► Design Walkable Neighborhoods

- Walkable villages - desirable places to live, work, learn, worship and play.
- Locate goods and services conveniently, with walkways making pedestrian activity possible.
- Expands transportation options & streetscapes for diversity – pedestrians, bicyclists, transit riders, and drivers.
- Design safe and inviting corridors.
- Remove zoning that block mixed use and make walking a less-viable option. Suburban formats rely on cars and practices that reduce pedestrian activity.
- Lower transportation costs, improve social interaction, personal and environmental health.



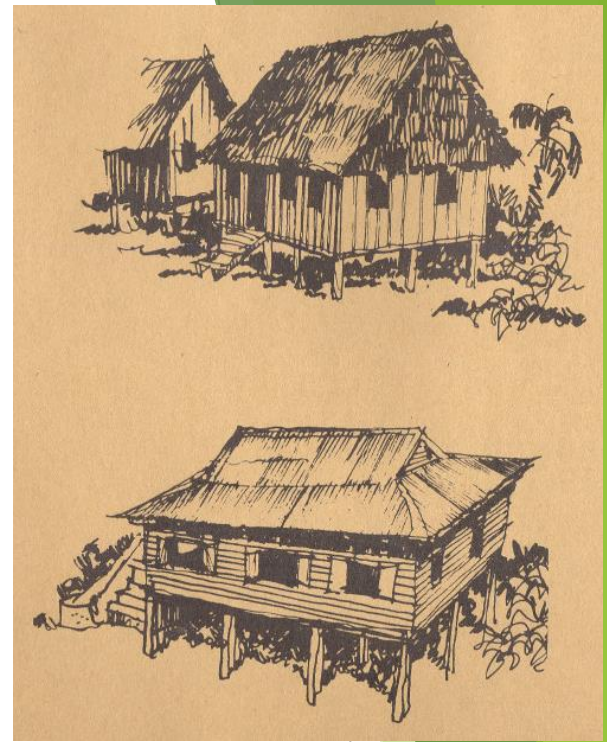
► THE TRADITION OF COMMUNAL OWNERSHIP OF LAND IS REPLACED WITH COMMERCE



► **Compact Building Design**

- Use compact designs preserves open space.
- Utilize taller buildings rather than large footprints.
- Incorporate grouped parking to reduce the footprint of new construction, and preserve more greenspace.
- Protects open land to absorb and filter rain water, reduce flooding and storm-water drainage needs, and reduce pollution in rivers and oceans.
- Supports mass transit which can reduce air pollution and congestion.
- Less cost to provide and maintain water, sewer, electricity, phone service and other utilities in more-compact villages.
- Including a variety of homes have higher market value than suburban developments.
- Change Zoning that discourages compact design – like minimum lot sizes, or prohibit multi-family or attached housing.

- ▶ **Compact Building Design**
- ▶ Compact designs preserves open space.
- ▶ Use taller homes rather than large footprints.
- ▶ Grouped parking reduces the footprint of new construction.
- ▶ Protects open land to absorb rain, reduce flooding and drainage needs, and reduces runoff into the ocean.
- ▶ Supports mass transit which can reduce air pollution and congestion.
- ▶ Less cost for water, sewer, electricity, phone service and other utilities in more-compact villages.
- ▶ Variety of homes have higher market value than suburban developments.
- ▶ Change Zoning that discourages compact design or prohibits multi-family and attached housing.





Village and Plaza planning



- **TECHNOLOGY AND LIFESTYLES OF ISLANDERS LEADS TO MORE ISOLATION IN SOCIETY. ELECTRONICS AND COMPUTERS NECESSITATE AC**
- **THE NEED TO RETAIN OPEN SPACE AND BALANCE BETWEEN TRADITION AND EVOLVING NEEDS OF THE COMMUNITY.**

ICT



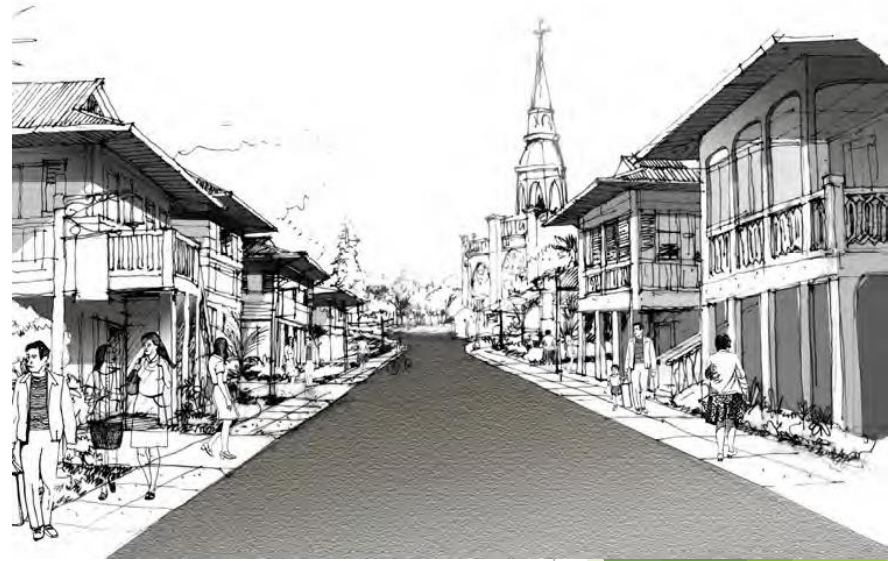
Guide Development Towards Existing Villages

- Direct development to existing villages already served by infrastructure, utilizing existing resources and conserve pristine space.
- Revitalizing and building in existing villages can be more cost-effective, and improves quality of life.
- Closer proximity to jobs and services.
- Challenge greenfield development remains an obstacle to encouraging more development in existing neighborhoods.
- Make development regulations in villages attractive to developers for its ease of access and construction, lower land costs.
- Zoning regs in pristine areas are often simpler, with few existing building types that new construction must complement, and few residents who may object to the disruption of new construction.
- Recognize and reward infill development.
- Showcase the appeal of the quasi-urban homes for emp nesters, young professionals.



Develop Villages with a Strong Sense of Place

- Encourage villages to visualize and set standards that respect traditions and architectural beauty and style. Create interesting, unique designs highlighting village icons and natural features
- Build cohesive community spaces for sports, recreation and celebrations.
- Encourages the construction and preservation of buildings that are assets to a community because of the unique character they to the look and feel of a village.
- Guide new development conform to their standards of distinctiveness and beauty. Value infill and greenfield development
- Create high-quality villages with architectural and natural elements that reflect the interests of all residents, build economic vitality and value over time.



Preserve Open Space, Fields, Pristine and Critical Habitat

Community space, habitat for plants and animals, and recreational opportunities

farm and ranch land (working lands), natural landmarks and environmental areas (e.g. wetlands).

Help local economies, preserving natural environmental areas, improving quality of life

Guide and reward new growth into existing communities.

Reduce cost to new infrastructure

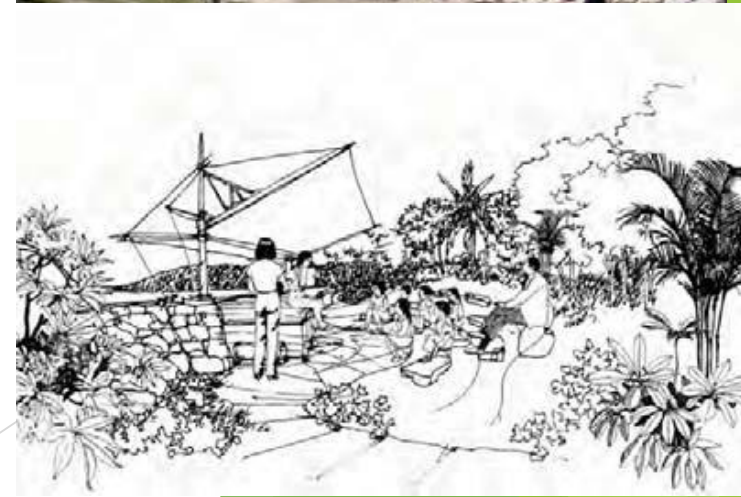
Open space, farm and ranch lands mitigate flood damage, and contribute to clean drinking water.

Open space protects animal and plant habitat.

Redirecting new growth to existing communities.

Reduces air pollution, noise, provide erosion control.

Protects surface- and ground-water resources by filtering trash, debris, and chemical pollutants before they enter a water system.



Takeaways:

1. The Single Family Detached Residence is not part a historical tradition of Guam.
2. Density in villages and neighborhoods is a positive thing
3. Your local Architects, Engineers and Planners Planners know your traditions, culture and priorities. Hire Local.
4. Reward /entice people investing in older villages.